

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 5, 2009



FP 08-19: proposed Final Plat of Save our Streets Subdivision – Phase 1

SIZE AND LOCATION: 8.94 acres of land out of the Zeno Phillips Survey, A-45 adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street in Bryan, Brazos County, Texas

EXISTING LAND USE: facilities for SOS Ministries and vacant acreage

ZONING: Planned Development – Mixed Use District (PD-M), as approved by Ordinance No. 1788

APPLICANT(S): SOS Ministries c/o J.J. Ramirez

AGENT: Kling Engineering & Surveying

STAFF CONTACT: Martin Zimmermann, Planning Administrator

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat, **subject to** prior approval of the Master Preliminary Plan of Save Our Streets Subdivision (case no. MP08-05).



PROPOSED SUBDIVISION:

This proposed final plat creates one lot intended for nonresidential use. The subject property is part of a 20+ acre tract owned by Save Our Streets (S.O.S.) Ministries, Inc., a not-for-profit organization that provides educational vocational training and rehabilitation programs for at-risk youth and adults. This final plat represents the first phase of the S.O.S. campus development in this neighborhood. A proposed Master Preliminary Plan showing the development of the entire 20+ acres into building sites is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on November 5, 2009.

RELATION TO APPROVED DEVELOPMENT PLAN:

The proposed final plat is substantially in conformance with the development plan for this acreage that was approved by City Council on December 9, 2008 (Ordinance No. 1788).

RELATION TO PROPOSED MASTER PRELIMINARY PLAN:

A proposed master preliminary plan showing the development of the entire 20+ acres S.O.S. owns, including these 8.94 acres, is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on November 5, 2009. This proposed final plat is substantially in conformance with that proposed master preliminary plan.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed final plat, **subject to** prior approval of the Master Preliminary Plan of Save Our Streets Subdivision (case no. MP08-05).